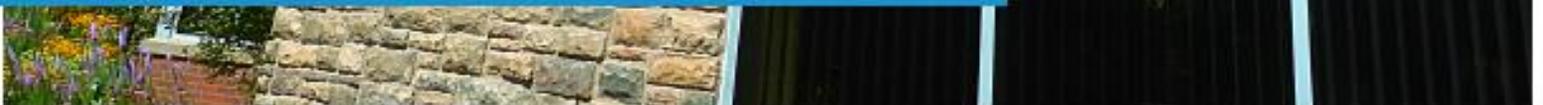




2020 Annual Report

City of River Falls
Community Development Department



Prepared by the Community Development Department

Contents

Director’s Message	2
Strategic Initiatives.....	2
Building and Development.....	5
Completed Projects - Multi-Family/Commercial	6
Under Construction.....	7
Single Family Residential.....	10
Partnerships and Intergovernmental Coordination.....	11
Projects	11
Capital Improvement Plan	11
Sterling Ponds Park Plan	11
June 29, 2020 Flood	11
WisDOT 2021-2024 Projects	12
2020 Annual Maintenance.....	13
Planning and Zoning.....	13
Employees.....	14
Appendix – Committee Work	16

Annual Report

Director's Message

2020 has been an indescribable year that has changed much about how we work, live and play. While our department started the year with a reorganization, shifting out recreation and bringing in engineering, our world as we knew it turned upside down in March. It was then that we picked up our computers and shifted to a work from home system. We were fortunate that our IT Team had the foresight to have programs like Microsoft Teams previously purchased and installed on our computers, our only uphill battle was learning how to use it and changing our communication norms.

As spring moved into summer, we became increasingly aware of the economic impact the pandemic was going to have on our local businesses. Yet again, we shifted priorities, establishing a strategic goal to support the local businesses and economy. Staff made hundreds of phone calls to check in on business owners, helping to set forth an emergency business loan program.

Through all of the change happening around us, the development world seemed unphased by the pandemic. Large infrastructure projects like the "Jug Handle" continued along without much delay. This project provides a new way of moving through the Hwy 35/65 and Division Street interchange, thereby providing safer passage at one of the worst traffic locations in the counties. Housing development remained incredibly strong and staff was proud to work with a new development group to the city, 360 Real Estate Solutions. The Milltown Residences will provide 84 housing units adjacent to DeSanctis Park on a previously owned city parcel. The project also allows for the improvements to DeSanctis Park with include a parking lot and water/sewer/electric connections to the Glover Schoolhouse.

Looking ahead, the US Census Bureau will release new census numbers this spring; it is with anticipation that we're able to confirm the increased population and thereby affirm that the City of River Falls provides an amazing lifestyle in the Midwest region. Due to these facts, and the proximity to the metro region, we continue to have strong development interest in the City. It is because of this development pressure that the City will begin the process of updating its Comprehensive Plan this year. This work will provide direction for future growth in the City.

Strategic Initiatives

The City Administration's [2019-2021 Strategic Initiatives Report](#) includes priorities, values, and specific projects to achieve and implement those values. At the time of adoption, the following projects (1-7, below) were in the purview of the Community Development Department. However, on March 24, 2020, the City Council declared a state of emergency as a result of the COVID-19 pandemic and on May 26, 2020, Council modified its strategic initiatives which may be found in the City's [Crushing COVID-19: A guide to recovery](#).

1. Cooperate with WisDOT 35/65 at Division Street on/off ramp project ("Jug Handle")

In partnership with WisDOT, the City constructed a second jug handle intersection that eliminates all cross-traffic movements and is expected to significantly reduce the risk for crashes. The project was opened to traffic in October 2020. There are minor landscaping tasks to be completed in Spring 2021. The project was estimated to cost \$3.6M with the City's portion being \$1.2M.



2. Evaluate and implement a campus corridor concept for infill development

The Campus Corridor concept report was a partnership between the City, UWRF, and CVTC that depicts campus-oriented redevelopment opportunities along Cascade Avenue, S. Wasson Lane, and S. Main Street. This report provides a market-based example of what could be done on target sites throughout the City. It provides a series of site-level concept plans that consider zoning, financial, and economic requirements to initiate development.

3. Implement North Sewer Interceptor Plan

The north sewer area serves 27 percent of the City's existing development area and is planned to serve 42% percent of future growth. The primary function of the North Sewer Interceptor project is to remove the Kinnickinnic lift station and construct a gravity sewer main from the lift station to a manhole just south of the St. Croix Street stormwater pond.

Property acquisitions were wrapped up in the fall of 2020 with the purchase of the Ferrell Gas parcel at 707 St. Croix Street. With the completion of property acquisition, the final stages of design and permit application processes were resumed. Construction will proceed with a phased approach to preserve capital and acquired easement rights. Phase 1 of construction is anticipated to occur in 2021-2022. Phase 2 can be expected to be completed in the next 3-years to 5-years as warranted by increases in wastewater flows on the north end of the City.

4. Support the Local Business Community and Economy

Supporting the local business community and economy was added by the City Council to the modified strategic initiatives as part of the Crushing COVID-19 recovery plan. Monitoring the economic health of the community through business engagement and metrics was a major priority under this initiative. City

staff reached out to approximately 200 local businesses twice in 2020 as a check-in and to provide helpful information. Staff also set up a Customer Relationship Management (CRM) system through HubSpot to help with the management and organization of business data collected during the pandemic.

Another priority was assisting local businesses through a City-sponsored business loan fund. The City established the Recovery Revolving Loan Program which helped provide additional funding and support for the retention of small businesses in River Falls that are affected by the COVID-19 pandemic. The City issued 10 loans to small businesses totaling \$95,000.

5. Additional Projects

The following 2019-2021 strategic initiatives will be delayed to 2020 and possibly reconsidered due to the COVID-19 pandemic:

- Develop preliminary engineering design for Mann Valley
- Assist UWRF with infrastructure improvements at Second St. and Cascade Ave.
- Update downtown master plan
- Update Outdoor Recreation Plan (CORP)

Building and Development

Residential and commercial construction has been steady over the past few years. Community Development staff work with developers to take projects from the conceptual stage through construction. Monitoring the projects against developer's agreements, plan approval, building permits, and city infrastructure changes. Total units added and total project value for the past two years are indicated in the table below.

	2019		2020	
Housing	Permits (Units)	Value	Permits (Units)	Value
New Single Family	76 (76 units)	\$14,737,815	87 (87 units)	\$18,863,123
New Multifamily	9 (150 units)	\$14,400,000	10 (194 units)	\$22,183,782
Addition/Alteration	179 (n/a)	\$1,452,028	196 (n/a)	\$2,243,857
TOTAL	311 permits 226 units	\$30,589,843	320 permits 281 units	\$43,290,762

	2019		2020	
Commercial/Industrial	Square Feet	Value	Square Feet	Value
New construction	6,027	\$570,000	0	0
Addition/Alteration	Not collected	\$28,018,061	Not collected	\$6,852,522
TOTAL	6,027	\$28,588,061	0	\$6,852,522

Completed Projects - Multi-Family/Commercial

Depot/City Station



The Depot/City Station project was completed in October 2020. The site is located at the southeast corner of Clark and Cedar Streets, just northeast of City Hall. The Depot is a 50-unit senior housing building and City Station offers 24 market rate units adjacent to the Kinnickinnic River and trail. The minimum guaranteed assessed value for City Station is \$3 million and the minimum guaranteed assessed value for the Depot is \$5 million.

Aberdeen

The Aberdeen consists of five 12-unit buildings totaling 60 units at the corner of Kingsbarn Avenue and Newcastle Drive in the Sterling Ponds neighborhood. All units are 2-bedroom, 2-bathroom with attached single car garages. The developer is PRE/3 and all units are market-rate. The Certificate of Occupancy was issued July 2020.



The Garage - Bikes and Brews

The Garage Bikes and Brews, owned by Stephanie Johnson, features a taproom and bicycle sales floor with a selection of E-Bikes. In March 2020, the Johnson's received a \$50,000 revolving loan to renovate the former Kinnickinnic Clay Works building at 109 West Cedar Street. The project was also partially funded by a façade grant from the Business Improvement District (BID) Board. A certificate of occupancy was issued in July 2020.



Montessori and Westside Elementary

In 2018, the community passed two referendums to improve six schools in the River Falls School District. Two of those projects were completed in 2020—the Montessori and Westside elementary schools.



Campusview – Birchcrest

This student-oriented housing project is located at the corner of Birchcrest Drive and E. Cascade Avenue. The development includes a 12-unit apartment building and a 2-unit, boarding house style building. The developer is Matt Twomey and all units are market-rate rentals. A Certificate of Occupancy was issued January 2020.



Under Construction

Bakken Young Funeral Home

Bakken Young received rezoning approval in the fall of 2019 to allow for a building expansion to modernize amenities, make the space more accessible to clientele and staff, increase energy efficiency, and improve the operational flow of their business. Construction started in the fall of 2020 and is expected to be completed in 2021.



M Health Fairview

Following an extensive renovation of the former mall behind Family Fresh, M Health Fairview is opening a new clinic in Downtown River Falls. The façade will continue to match Family Fresh but will add new paint, several new windows, and new signage to enhance its appearance.



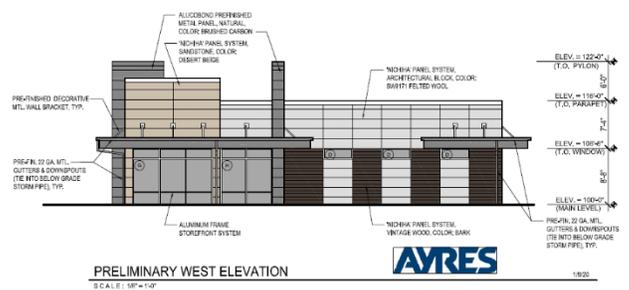
Milltown

Three Sixty Real Estate Solutions, LLC is developing 84-unit townhome-style apartments on a site fronting DeSanctis Park. Included in the project is the realignment of Dry Run Road to mirror Bobwhite Street across West Division Street. Included are 1-, 2-, and 3-bedroom market rate rentals oriented to young professionals and empty nesters, filling an especially pronounced gap in River Falls' housing market. The project benefits the community by bringing water, sewer, electric, and parking to the historic Glover Schoolhouse, further enhancing DeSanctis Park for all City residents. The guaranteed tax assessment value for this project is \$10.8 million.



Falls Family Eyecare

Fall Family Eyecare is moving from its location in downtown River Falls to the former Bernards building at the intersection of N. Main and Summit Streets. The project has been under construction since summer 2020 and is expected to be completed in 2021.



Police Station

The River Falls Police Department will be moving from its location in downtown River Falls to the former River Falls Journal building in the Whitetail Ridge Corporate Park. Interior reconstruction and a building addition were underway in 2020 and occupancy is anticipated in March 2021.



1300 S. Main Street

The former River Falls Motel site is being redeveloped into 50 workforce housing units with underground parking. The site features 1-, 2-, and 3-bedroom units, with some designated for veterans. It is located on the corner of South Main Street and East Johnson Street. The minimum guaranteed tax assessment value for this project is \$5 million beginning in 2022.



Peregrine Terrace

This multifamily market rate rental project consists of 9 buildings with 8 or 12 units each for a total of 92 units. Buildings include attached garages and will be built over several phases. It is located at the corner of South 6th Street and Cemetery Road. Eau Claire Realty is the developer.



Single Family Residential

Highview Meadows 5th Addition

This phase of Highview Meadows created 35 new single family lots on the east side of the City adjacent to the River Falls Golf Course. Construction began in 2019 and to date, 30 of the 35 lots have been sold and are under construction.



Sterling Ponds 2nd Addition

This phase of Sterling Ponds created 19 single family lots, of which 16 are either completed or under construction.



Sterling Ponds Cottages

Sterling Ponds Cottages was approved at the northwest corner of the Sterling Ponds neighborhood. This plat includes nine twin homes (18 units total). Construction began in 2020 and is expected to be complete with all units occupied in 2021.



Partnerships and Intergovernmental Coordination

The Community Development Department expands the City's capacity, breadth and impact through both partnerships and intergovernmental coordination. Partnerships help to spread the workload, navigate complex issues and provide different knowledge and wisdom to accomplish goals.

Intergovernmental Cooperation is essential as cross jurisdictional boundaries affect our community and region. Whether it's land use, watersheds, transportation or markets, our world spills across jurisdictional boundaries every day, making our worlds interconnected and overlapping. Decisions that take this interconnectedness into account help to ensure that issues are addressed from a regional aspect when needed, may provide cost savings, and reduce litigation thereby allowing for consistency, understanding and trust.

Key partners include the River Falls School District, UW-River Falls, Chippewa Valley Technical College, the River Falls Chamber of Commerce, the River Falls Economic Development Corporation, St. Croix Valley EDC, Pierce County EDC, Momentum West, Wisconsin Economic Development Corporation, Wisconsin Housing and Economic Development Authority, Small Business Development Corporation, River Falls Housing Authority, River Falls Business Improvement District, Pierce and St. Croix Counties, WisDOT, West Central Regional Planning Commission, State of WI Historical Society, WI Department of Administration, WI Department of Safety and Professional Services, consultants.

Projects

Capital Improvement Plan

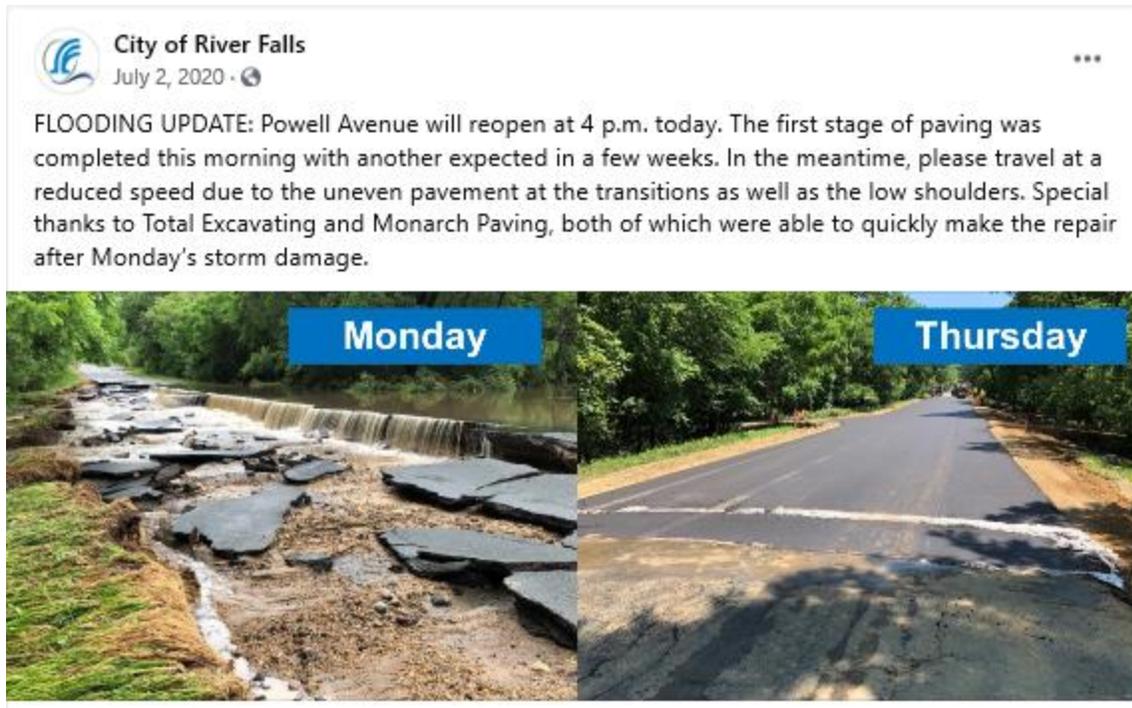
The bi-annual Capital Improvement Plan (CIP) process was initiated in 2020 for the 5-year planning cycle from 2021 to 2025. As a result of economic uncertainty surrounding the Covid-19 pandemic, only the 2021 CIP was approved and incorporated into the 2021-2022 budget. A special CIP will be prepared in 2021 for 5-year period from 2022 to 2026.

Sterling Ponds Park Plan

In February 2020, Council adopted the Sterling Ponds Park Plan drafted by City staff and reviewed by the Park and Recreation Advisory Board. After a neighborhood survey and detailed acreage calculations, the plan recommends selling the rocky, ungraded portion of dedicated parkland while adding a picnic shelter, prairie, additional playground equipment, a ball field, and extra landscaping to screen the highway to the existing park. This approach takes into consideration the wealth of greenspace and trails designed in the Sterling Ponds neighborhood, provides direction for improvement of the existing park, while lightening the park maintenance load.

June 29, 2020 Flood

Historic rainfall (7-9") fell throughout most of the Kinnickinnic watershed the evening of June 28th leading to severe flooding in the City on June 29th and the river seeing higher flow rates than it has in nearly 60 years. Engineering staff surveyed the damage done by this flood event and prepared plans for restoration of infrastructure. One area of significant damage was on Powell Avenue (former CTH MM) just east of the bridge over the Kinnickinnic River. Approximately 300' of roadway was washed away in the flood waters.



Additionally, the flood significantly damaged the Powell Falls dam. Engineering staff has been assisting RFMU as needed in order to make informed decisions regarding the future of this dam.

WisDOT 2021-2024 Projects

There are four important upcoming WisDOT projects which required coordination from City staff throughout 2020.

- **STH 29:** In 2021, STH 29 will be reconstructed from Prescott, up to Cemetery Road in River Falls. This project will involve reworking the intersection of FF and STH 29 on the south side of the City and a significant culvert replacement just north of that intersection. This project has required ongoing coordination with the DOT, their consultants, City staff, RFMU staff, and private landowners. The City worked tirelessly to bring a roundabout to the intersection of STH 29 and County Road FF at the City limits to aid in slowing traffic and providing a more aesthetic entrance to the City. However, the significantly higher cost associated with these types of improvements are what swayed the DOT to proceed with more traditional intersection design and rural highway section. Construction will begin in Spring 2021.
- **Cemetery Road:** Later in 2021, Cemetery Road will be reconstructed from S. Main Street to STH 65. This project is primarily a resurfacing project though WisDOT does intend to close the Emory Circle access to Cemetery Road in order to provide more adequate vehicle stacking in the intersection of Cemetery Road and South Main Street. The project has required ongoing coordination with the DOT, their consultants, City staff, RFMU, and private landowners. Construction will begin in Fall 2021.
- **S. Wasson Lane:** In 2020, the City was notified that it would receive STP-Urban funds to reconstruct S. Wasson Lane between Cemetery Road and Cascade Avenue and to construct a roundabout at the intersection of S. Wasson Lane and Cascade Avenue. Project scoping took place throughout 2020 and the City entered into an agreement with the State for design and construction of this project. Design will start in 2021 with construction planned for 2024.

- **Powell Avenue Bridge:** In spring 2020, the City discovered that major deficiencies existed in the bridge deck of Powell Avenue Bridge. The bridge was posted to 10 Ton and was routinely inspected for further damage throughout the summer. In fall 2020, City staff assisted DOT maintenance staff with temporary bracing for the bridge deck. In 2021, the City will independently contract with an engineering firm to develop a design for a deck rehabilitation project. The City is hopeful for WisDOT 80/20 cost-sharing through the Local Bridge program to partially fund the deck reconstruction project as early as 2022.

2020 Annual Maintenance

Throughout 2020, engineering staff developed plans and specifications, hired contractors, and implemented projects to maintain infrastructure. Approximately

- 2613 feet sewer main cracks grouted and lined
- 20 sewer manholes repaired or reconstructed
- 85 storm sewer structures repaired or reconstructed
- 75,600 square yards (approx. 4 miles) of streets resurfaced (microsurface and chip-seal/fog-seal)
- 13 miles of line painting

Planning and Zoning

Planning and zoning staff work with residents and customers as needed throughout the year. The following table provides an overview of the number permits and types of requests that were in high demand in 2020.

	2018	2019	2020
Planning and Zoning			
Fence permits	46	44	63
Sign permits	37	42	18
Home occupation permits	1	4	5
Special use permits	0	1	Denied 1
Variance	0	0	1
Rezoning	1	2	3
Annexation requests	1	1	1
Annexation acres (total)	69	4.7	0.7
Certified survey maps	3	4	5

Ordinance Amendments

The following ordinance amendments were initiated or completed by staff in 2020.

ETJ subdivision ordinance amendment

The extraterritorial subdivision ordinance was amended to clarify the basis for subdivision decisions. This was reviewed by Plan Commission in September and approved by City Council on October 13, 2020.

Floodplain ordinance

On July 17, 2020, the City was notified of a requirement to update its floodplain ordinance to comply with state and federal standards. This requirement was triggered by the recently completed Flood Insurance Study (FIS) for Pierce County, which includes updated Flood Insurance Rate Maps (FIRMs). On October 6, 2020, Plan Commission reviewed the draft floodplain ordinance on October 6th and it was approved by City Council on November 10, 2020.

Shoreland and shoreland-wetland zoning

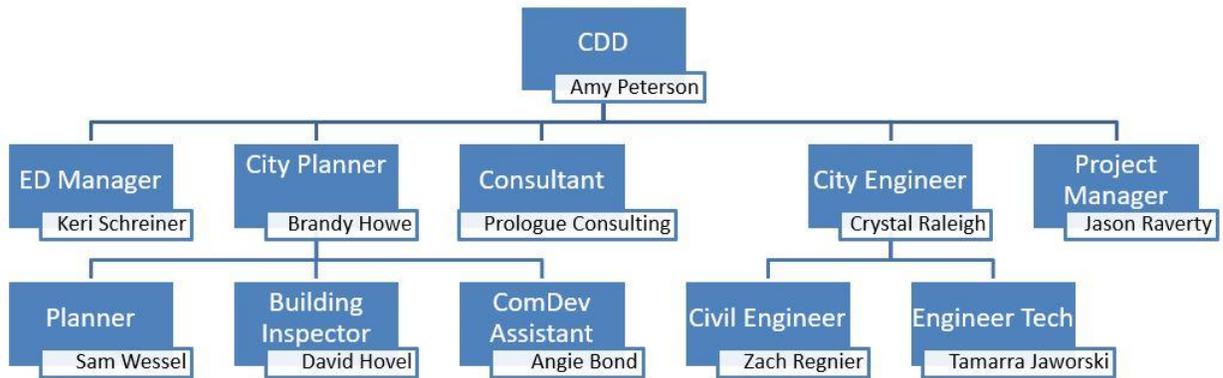
Staff worked with Plan Commission over the course of 2019-2020 to draft an amendment to the shoreland and shoreland-wetland regulations to be in compliance with changes in state law. This effort took the course of many months due to complexity of state law, the desire to balance property rights with protection of natural resources. In November 2020, Plan Commission reviewed a draft ordinance which was later recommended for approval in January 2021. A decision by City Council is scheduled in February 2021.

Employees

2020 began with the reorganization of the Community Development Department, whereby bringing engineering under to umbrella to forge a strong development and long-range planning team for the City. Divisions include Building Inspections/Code Enforcement, Economic Development, Engineering and Planning. While unconventional in some respects, this shift has allowed the team to think differently about development and how the process moves through approvals, permitting and inspection. Staff has made significant strides in development review process modifications both internally and externally and continues to get compliments from developers on the smooth, inviting process that the City offers. Below is the current 2021 department organizational chart.



From left to right: **David Hovel**, Building Inspector; **Zach Regnier**, Civil Engineer; **Brandy Howe**, City Planner; **Crystal Raleigh**, City Engineer; **Tamarra Jaworski**, Engineering Technician; **Angie Bond**, Community Development Assistant; **Amy Peterson**, Community Development Director; **Sam Wessel**, Planner; **Keri Schreiner**, Economic Development Manager; **Jason Raverty**, Project Manager/Engineer.



Appendix – Committee Work

City Council

- 1/14/20 – Resolution approving a state municipal maintenance agreement for the jug handle
- 1/14/20 and 1/28/20 – Ordinance amending the Official Zoning Map and FLU (TREBUS BLOCK)
- 1/28/20 and 2/11/20 – Ordinance annexing and rezoning 1110 W. Maple Street
- 1/28/20 – Resolution approving SIP for Peregrine Terrace
- 1/28/20 – Resolution approving SIP for 1300 S. Main Street
- 1/28/20 – Resolution accepting the Campus Corridor Concept
- 2/11/20 – Resolution designating May 9th as International Migratory Bird Day
- 2/11/20 – Resolution introducing the vacation of a portion of River Street right-of-way
- 2/25/20 – Resolution approving the Sterling Ponds Park Plan
- 3/10/20 – Resolution authorizing content of the 2019 annual report to discharge water
- 3/24/20 – Resolution awarding 2020 manhole rehabilitation bid
- 3/24/20 – Resolution creating TID No. 15 and approving the project plan
- 4/28/20 – Resolution referring Sterling Ponds 2nd Additional final plat to Plan Commission
- 4/28/20 – Resolution referring Sterling Ponds Cottages final plat to Plan Commission
- 4/28/20 – Resolution to amend 2019 TW Equities, LLC Development Agreement
- 5/26/20 – Resolution to amend the SIP for 1300 S. Main Street
- 5/26/20 – Resolution to approve BID for sanitary sewer and water main relocations for jug handle
- 6/9/20 – Resolution approving final plat for Sterling Ponds 2nd Addition
- 6/9/20 – Resolution approving final plat for Sterling Ponds Cottages
- 6/9/20 – Resolution amending the Sterling Ponds Development Agreement
- 6/23/20 – Resolution awarding 2020 sanitary grout and lining project
- 7/14/20 – Resolution regarding a special use permit for a wedding venue at 1165 CTH M – denied
- 7/14/20 – Resolution authorizing 2020 chip seal program
- 7/14/20 – Resolution awarding 2020 micro surface contract
- 8/11/20 and 8/25/20 – Ordinance amending the comprehensive plan and future land use map
- 8/11/20 – Resolution granting an extraterritorial review waiver to E.W. Homes in the Town of Troy
- 8/11/20 – Resolution adopting disaster damage aids petition from WisDOT for Powell Avenue bridge
- 8/25/20 – Resolution approving an SIP for Milltown Residences
- 8/25/20 – Resolution approving a development agreement between the City and 1RF, LLC
- 8/25/20 – Resolution approving a purchase agreement between the City and 1RF, LLC
- 8/25/20 – Resolution creating TID No. 16 and approving its project plan
- 9/22/20 and 10/13/20 – Ordinance to rezone and amend future land use S. Wasson Lane
- 9/22/20 – Resolution accepting public improvements for Highview Meadows 5th Addition
- 9/22/20 – Resolution accepting public improvements for Sterling Ponds Cottages
- 9/22/20 and 10/13/20 – Ordinance amendment Chapter 16.10 Extraterritorial Subdivision ordinance
- 10/27/20 – Resolution accepting public improvements for the Depot and City Station projects
- 10/27/20 and 11/10/20 – Ordinance repealing and replacing Chapter 17.120 Floodplain Protection Regulations
- 11/24/20 – Resolution approving State/Municipal Agreement for STP-Urban Funds – Wasson Lane
- 11/24/20 – Resolution approving State/Municipal Agreement for Locally Funded Project – Powell Avenue Bridge Re-Deck Design
- 12/8/20 – Resolution accepting public improvements for Sterling Ponds 2nd Addition

Plan Commission

- 1/7/20 – Resolution to approve a SIP for 1300 S. Main Street
- 1/7/20 – Resolution to approve a SIP for Peregrine Terrace
- 1/7/20 – Ordinance to annex and rezoning 1110 W. Maple Street
- 1/7/20 – Campus Corridor concept plan review
- 1/7/20 – 641 S. Main Street conceptual plan review
- 2/4/20 – Resolution to approve a preliminary plat for Sterling Ponds Cottages
- 3/9/20 – Resolution designating proposed boundaries and approving a project plan for TID No. 15
- 3/9/20 – Consideration of a request for a waiver of subdivision approval jurisdiction in the Town of Troy
- 3/9/20 – Resolution to vacate a portion of River Street right-of-way
- 5/5/20 – Review and comment on Sterling Ponds Cottages final plat
- 5/5/20 – Review and comment on Sterling Ponds 2nd Addition final plat
- 6/2/20 – Review and comment on general development plan by Three Sixty Real Estate Solutions for Milltown Residences
- 8/5/20 – Resolution designating proposed boundaries and approving a project plan for TID No. 16
- 8/5/20 – Resolution to amend the comprehensive plan and future land use map
- 8/5/20 – Resolution to approve a specific implementation plan for Milltown Residences
- 9/1/20 – Resolution to rezoning and amend the future land use map (Wasson Lane)
- 9/1/20 – Ordinance to amend Chapter 16.10 Extraterritorial Subdivisions
- 10/6/20 – Ordinance repealing and replacing Chapter 17.120 Floodplain Ordinance of the Municipal Code
- 11/16/20 – Workshop to discuss shoreland and shoreland-wetland regulations

Extraterritorial Zoning Committee

- 7/23/20 – Ordinance to amend the Extraterritorial Zoning Map of the City of River Falls at 5 County Highway U (formerly 5 Mann Lane) from Exclusive Agricultural to Highway Commercial (denied)

Board of Appeals

- 1/22 Annual Meeting to review roles and responsibilities with Management Analyst Fellow Dennis Dadashev
- 1/22 request for variance for a deck encroaching on side setback at 1209 Emily Circle (approved 5-0)
- 9/9 request for variance reducing shoreland setback from 175' to 75' at 641 South Main Street and 121 Cascade Court (denied 4-1)
- Late 2020: update to Board of Appeals section of City's webpage to clarifying applicant responsibilities when requesting a variance.

Historic Preservation Commission

The HPC met three times in 2020 (January-March). The following items were discussed at HPC meetings.

- 2020 HPC Workplan
- 2020 HPC Budget
- The Glen interpretive sign update – if time permits
- Glen Park pavilion image boards – finalize images and captions and approve
- HPC logo – finalize and approve

Business Improvement District

In 2020, BID approved grants for the following improvements:

- Façade and signage for The Garage - Bikes and Brews
- Façade for The Laundry Room (formerly North Town Cleaners)
- Façade for Dollar General

Additional projects include:

- Main Street flowers and hanging baskets
- Second Street gardens
- Main Street benches and trash bins
- Maintenance of completed murals and signs downtown.
- Collaborative mural with RFHS students under East Maple Street Bridge along Riverwalk Trail (on hold due to COVID-19)